# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

193 Ryans Road, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$820,000		&		\$870,000					
Median sale pr	rice*									
Median price	\$600,000	Pro	operty Type	Vac	ant land		Suburb	Eltham		
Period - From	08/02/2023	to	08/02/2024		So	urce	REIV			

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	10 Murrays PI ELTHAM NORTH 3095	\$600,000	09/08/2023
2	49 Wattletree Rd ELTHAM NORTH 3095	\$595,000	15/02/2024
3			

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

02/04/2024 11:24



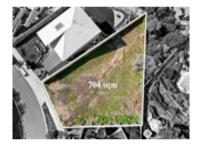






Property Type: Land Land Size: 1012 sqm approx Agent Comments Indicative Selling Price \$820,000 - \$870,000 Median Vacant Land Price \* 08/02/2023 - 08/02/2024: \$600,000 \* Agent calculated median

# **Comparable Properties**



10 Murrays PI ELTHAM NORTH 3095 (REI/VG) Agent Comments



Price: \$600,000 Method: Private Sale Date: 09/08/2023 Property Type: Land Land Size: 704 sqm approx

49 Wattletree Rd ELTHAM NORTH 3095 (VG)

Agent Comments



Price: \$595,000 Method: Sale Date: 15/02/2024 Property Type: Land Land Size: 786 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: (03) 9431 1243

propertydata



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